

Staff Summary Report



City Council Meeting Date: 06/19/03

Agenda Item Number: 47

SUBJECT: This is the first public hearing for Crossroads Professional Village for an Amended General Plan of Development and a Final Plan of Development for medical offices at 2147 East Baseline Road.

DOCUMENT NAME: 20030619dsrh09

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the first public hearing for **CROSSROADS PROFESSIONAL VILLAGE** (Ben Fatto Limited Partnership, property owner) #SGF-2003.34 for an Amended General Plan of Development consisting of a 76,141 s.f. (44,374 s.f. health club, 31,767 s.f. for medical office) on 8.0 net acres, and Final Plan of Development for 31,767 s.f. of medical office space on 3.94 net acres, located at 2147 East Baseline Road, including the following:

q-j

Variances:

1. Reduce the minimum required front yard building setback, along the west side property line (Lot 3) from 50 feet to 10 feet.
2. Reduce the minimum required side yard building setback, along the south property line (Lot 3) from 40 feet to 8 feet.
3. Reduce the minimum required side yard building setback, along the south property line (Lot 3A) from 40 feet to 3 feet.
4. Reduce the minimum required side yard building setback, along the north property line (Lot 4) from 40 feet to 24 feet.
5. Reduce the minimum required side yard building setback, along the south property line (Lot 4) from 40 feet to 7 feet.

PREPARED BY: Hector Tapia, Senior Planner (480-350-8586)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Staff Approval
Planning Commission – Approval (5/13/2003)

ADDITIONAL INFO: On December 10 1992, City Council approved an Amended General and Final Plan of Development for a sports club, a restaurant, retail space, and medical offices located at the southwest corner of Baseline Road and Price Road Frontage Road. This request is now to amend that plan of development by keeping the 44,374 s.f. 24-Hour Fitness Club and adding seven single story medical office buildings (totaling 31,767 s.f.) The requested building setback variances are typical within commercial centers where interior property lines exist. Parking for the offices will be provided as common areas to be shared by all of the condominium units. On site circulation and the ingress/egress from Baseline Road and Price Road Frontage Road appear to work well. **Note: On June 2, 2003, City Council introduced this request.**

- ATTACHMENTS:**
1. List of Attachments
 2. Comments
 - 3-4. Conditions of Approval
 - 4-5. History & Facts / Description
-
- A. Location Map
 - B. Letter of Explanation/Intent
 - C. Amended Plan of Development
 - D. Final Plan of Development
 - E. Elevations, Offices
 - F. Floor Plan, Offices
 - G. Building Sections, Offices
 - H. Landscape Plan, Offices
 - I. Aerial Photo

COMMENTS: On December 10, 1992, City Council approved an Amended General and Final Plan of Development for a sports club, a restaurant, retail space, and medical offices. That approval included a Final Plan of Development for the Q-Sports Club only. The existing building of the health club is now named 24-Hour Fitness.

This request is to amend that plan of development by keeping the 24-Hour Fitness Club and to add 31,767 s.f. for medical office condominiums, in seven buildings, all single story. In addition, five technical variances are requested.

Variances

The requested building setback variances are typical within commercial centers where interior property lines exist. The building setback required in the PCC-1 Zoning District is 40 feet for the side yards, rear yards, and 50 feet for the front yards. This type of building setback variance is a hardship for property owners. Planning staff always has supported these types of variances.

Site Circulation

On site circulation and the ingress/egress from Baseline Road and Price Frontage Road appear to work well. The primary entrances will be located along Baseline Road. One is an existing driveway located at the northwest corner of the site. The other one was previously approved (not built) at the north, near middle of the site, closer to the gas station located at the southwest corner of Baseline Road and Price Road. Another existing driveway is located at the southeast side of this site, allowing right-in and right-out only. The previous plan also had a driveway at the east, near middle part of the site, also proposed under this request. This driveway would also allow right-in and right-out only.

Parking

Parking for the offices will be provided in common areas to be shared by all of the condominium units.

Public Input

Two residents that live in the neighborhood south of the proposed offices and the existing 24-Hour Fitness visited Development Services asking for information. Their concern was the building height and the architectural looks of the proposed offices. After reviewing this proposal, they indicated that they had no concerns.

The existing use, the 24-Hour Fitness, should complement the proposed uses of general and medical offices, under this request. The building height of the single story office buildings should not create any concerns for single family property owners to the south or west of this site. Staff recommends approval subject to conditions.

REASON(S) FOR

APPROVAL:

1. The Amended General and Final Plan of Development appears to meet the intent of the zoning ordinance, to function efficiently and should not create any detrimental effects to the adjacent properties/neighbors.
2. The proposed variances requested are a technicality and typical within commercial centers.

**CONDITION(S)
OF APPROVAL:**

1.
 - a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
 - b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
 - c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
 - d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2.
 - a. All street dedications shall be made within six (6) months of Council approval **(January 10, 2004)**.
 - b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
 - c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. Should the property be subdivided, the owner(s) shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.
5. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval **(July 10, 2004)** or the variances shall be deemed null and void.
6. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
7. The applicant shall resolve all lighting and security details with the Planning and Crime Prevention Staff prior to the issuance of a building permit.

8. This Amended General and Final Plan of Development shall be put into proper engineered format with appropriate signature blocks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before July 10, 2004**. Failure to record the plan within one year of Council approval shall make the plan null and void.

HISTORY & FACTS:

<u>December 13, 1972.</u>	City Council approved a zoning change from AG to PSC-1 for a 10 acre parcel located at the southwest corner of Baseline and Price Roads.
<u>January 23, 1975.</u>	City Council approved the Final Plan of Development for Phase I for the Cardon Oil/Fast Gas located at the arterial corner.
<u>June 19, 1986.</u>	City Council approved an Amended General and Final Plan of Development for a shopping center and car wash on the balance of the site. Two use permits and four variances were involved in this request. Note: This plan was not recorded and the approval lapsed.
<u>March 10, 1988.</u>	City Council approved an Amended General and Final Plan of Development for Los Fontanas Shopping Center. Note: This project was not recorded and the approval lapsed.
<u>March 14, 1989.</u>	The Planning Commission approved an Amended General and Final Plan of Development for a U.S. Swim and Fitness Center at this location. Two use permits and 4 variances were included. Note: This project was withdrawn prior to City Council.
<u>October 19, 1990.</u>	City Council approved an Amended General and Final Plan of Development for Texaco Service Station on the exception parcel of the immediate intersection of Price and Baseline Roads.
<u>December 10, 1992.</u>	City Council approved an Amended General and Final Plan of Development for Q- The Sports Club consisting of 61,179 s.f. on 8 net acres. A use permit and variance were included.
<u>January 17, 2002.</u>	The City Council approved a request by 24 Hour Fitness for a use permit to intensify the existing 44,374 s.f. health club use.
<u>May 13, 2003.</u>	Planning Commission approved an Amended General Plan of Development consisting of a 76,141 s.f. (44,374 s.f. health club, 31,767 s.f. for medical office) on 8.0 net acres, and Final Plan of Development for 31,767 s.f. of medical office space on 3.94 net acres
<u>June 2, 2003.</u>	City Council introduced this request.

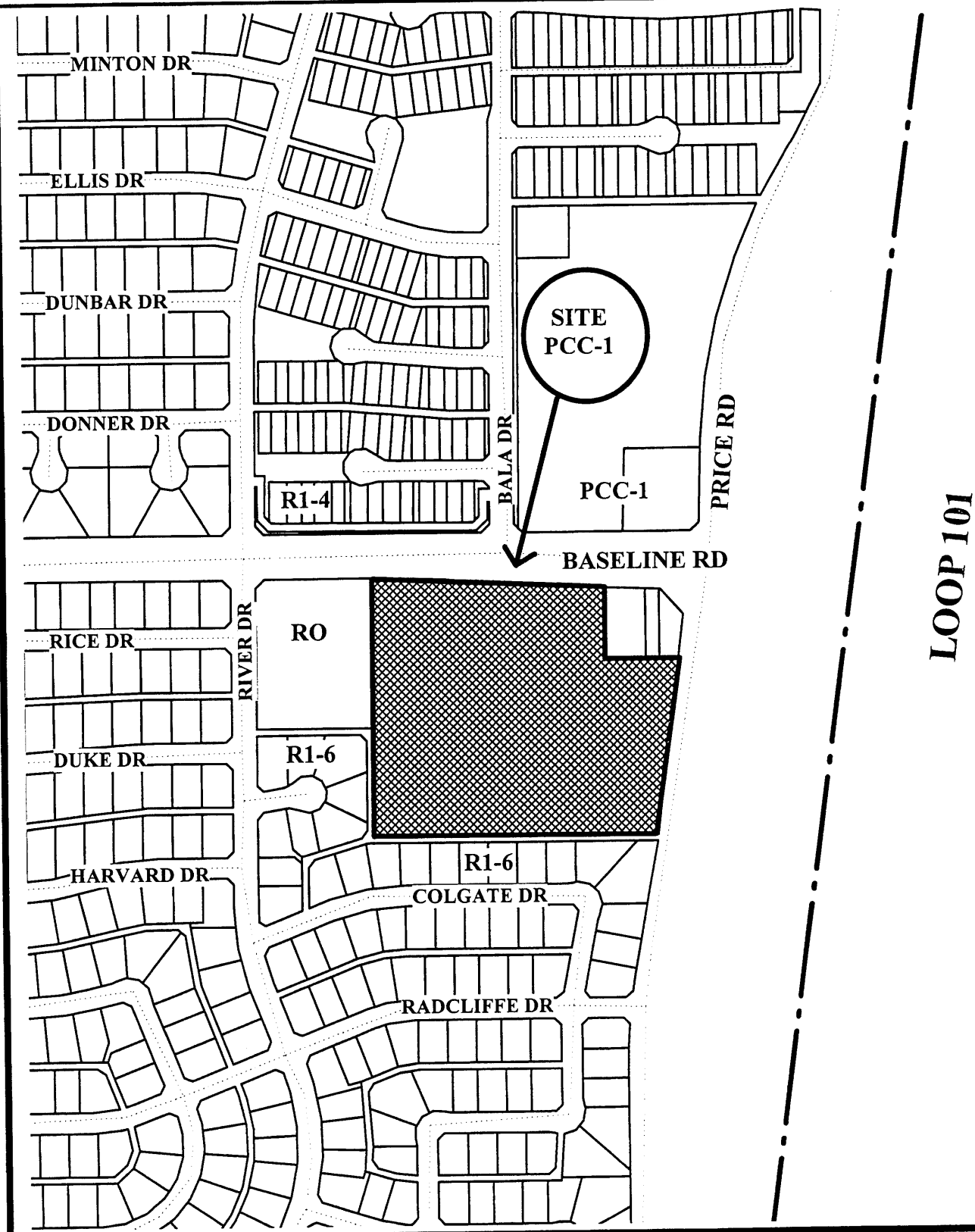
DESCRIPTION: Owner – Ben Fatto Limited Partnership
Applicant – UTAZ Development Corporation, Steven Beck
Architect – Architecture Plus, LTD, Mark Fredstrom
Existing zoning – PCC-1
Total site area – 8.15 net acres
Total bldg. area – 81,950 s.f.
Lot coverage – 23%
Parking required – 447 spaces
Total Parking provided – 446 spaces
Bicycle parking required – 32 spaces
Bicycle parking provided – 32 spaces
Landscaping – 29.4%

Final Plan of Development (medical offices only)

Total site area – 3.94 net acres
Total bldg. area – 31,767 s.f.
Lot coverage – 18.5%
Parking required – 212 spaces
Total Parking provided – 219 spaces
Bicycle parking required – 11 spaces
Bicycle parking provided – 11 spaces
Landscaping – 22%

CROSSROADS PROFESSIONAL VILLAGE

SGF 2003.34



Location

A



April 8, 2003

Dee Dee Kimbrell
Development Services Department
City of Tempe
31E. 5th Street
Tempe, Arizona 85282-5002

Re: Letter of Intent for Crossroads Professional Village

Dear Dee Dee:

The proposed Crossroads Professional Village located at the southwest corner of Price and Baseline Roads, is a professional development comprised of multiple single story professional and medical office buildings. The buildings can be divided into smaller units to be leased or sold. The smaller units help accommodate small to medium sized businesses with office needs in Tempe. This type of office development is residential friendly and compatible with attractive architectural and landscape design. The hours of operation are also beneficial to the neighbors, as the majority of owners and tenants are typically open during professional business hours of 8am to 5pm Monday through Friday.

The proposed Crossroads Professional Village consists of 31,767 total square feet of building area. The 219 stalls exceed the required parking for the project at 212 stalls or 1/150. Each office building will be allocated covered parking stalls as an amenity for each of the buyers or tenants. The building design at this site will incorporate similar features and materials used on the 24 Hour Fitness building, and the Texaco gas station at the corner. We have modified our design in order to tie the project together and to complete this corner with a unified development concept.

Typical users of this type of space are professional and medical businesses. These types of businesses provide many of the services that the surrounding neighborhoods and community will benefit from.

Thank you for your help in putting this submittal together. We are pleased with the proposed plans, and hope that you will find this development to be an asset to the City of Tempe. We look forward to working with you as we develop another successful UtAz office development. According to the schedule we received in your office, we anticipate presenting this to the planning commission on or before May 13, 2003. Should you have any questions, or anticipate any changes to this schedule please contact me at 480-776-3400.

Sincerely,

A handwritten signature in black ink, appearing to read "St Beck". The signature is written in a cursive, flowing style.

Steven Beck

A large, bold, stylized letter "B" in black ink. The letter has a thick, blocky appearance with a slight curve at the top and bottom.

LOCATED IN PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 4 EAST
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LOT 1

LOT 2	BLDG	USE	ADDRESS	SQFT	NUMBER	TOTAL AREA
				4,902 S.F.	1	4,902 S.F.
			GRASS SITE AREA		34,930.02 S.F.	
			BUILDING SITE COVERAGE		84 SPACES	
			PARKING PROVIDED (1/160)		35 SPACES	
			ACCESSIBLE PARKING REQUIRED		2 SPACES	
			ACCESSIBLE PARKING PROVIDED		2 SPACES	
			BIDC PARKING REQUIRED (1/3600)		2 SPACES	

LOT 3A			
D	OFFICE	1	4,962 S.F.
E	OFFICE	1	4,962 S.F.
TOTAL			9,924 S.F.
GROSS SITE AREA			61,951.93 S.F.
BUILDING SITE COVERAGE			18.3%
PARKING REQUIRED (1/150)			77 SPACES
PARKING PROVIDED			77 SPACES
PARKING PROVIDED REQUIRED			2 SPACES
ACCESSIBLE PARKING PROVIDED			2 SPACES

BEE PARKING PROVIDED		LOT 4		4 SPACES	
B	O	OFFICE	P	3,933 S.F.	1
				4,982 S.F.	1
TOTAL				8,935 S.F.	2
GEORGE W. WATKINS BUILDING SITE COVERAGE PARKING REQUIRED (1/100) PARKING PROVIDED ACCESSIBLE PARKING REQUIRED ACCESSIBLE PARKING PROVIDED BEE PARKING REQUIRED (1/3000) BEE PARKING PROVIDED					
				42,212.37 S.F.	215
				215	215
				80 SPACES	80
				86 SPACES	86
				9 SPACES	9
				3 SPACES	3
				2 SPACES	2
				2 SPACES	2

WE HAVE REVIEWED THIS PLAN AND APPROVED THE DEVELOPMENT AS SHOWN.

SIGNED THIS _____ DAY OF _____ 2003
CROSSROADS PLAZA DEVELOPMENT, L.C.
AN ARIZONA LIMITED LIABILITY COMPANY
BY: CHESAPEAKE BAY INVESTMENTS, L.C. AN
UTAH LIMITED LIABILITY COMPANY, AS
MANAGING MEMBER
BY: UTIZ DEVELOPMENT CORPORATION, AN
ARIZONA CORPORATION, AS MANAGER
BY: _____
MR. CRAIG WILKETT, PRESIDENT

[illegible]

THE FOREGOING INSTRUMENT WAS
ACKNOWLEDGED BEFORE ME THIS _____ DAY
OF _____ 2003, BY CRAIG WILLIAMS,
PRESIDENT OF UTAC DEVELOPMENT CORPORATION,
AN ARIZONA CORPORATION
AS MANAGER OF CHESAPEAKE BAY INVESTMENTS,
L.C., A UTAH LIMITED LIABILITY COMPANY, AS
MANAGING MEMBER OF CROSSROADS PLAZA
DEVELOPMENT, L.C., AN ARIZONA LIMITED LIABILITY
COMPANY IN WITNESS WHEREOF I HAVE HEREUNTO
SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC: _____

APPROVED BY THE CITY OF TEMPE, CITY COUNCIL
OF THIS DAY _____ OF _____

BY: _____ MAYOR

DATE: _____

CITY ENGINEER

MANAGER
DATE:

RECEIVED MAY 21 1964

BCHH AT NE CORNER
SEC-1 ELFV= 1193.86
CITY OF TEMPE DATUM

01 JANUARY 1966 12:00 UTC

CROSSROADS PLAZA DEVELOPMENT, L.C.
3650 EAST BASTLINE ROAD
SUITE 128
MESA, ARIZONA 85206
(480) 776-3400

FILED BEVERLY ALLEN - D. and T. ALLEN 9 9 2002

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FEET, TO THE CENTRE OF THE CURVE. THENCE ALONG THE ARC OF THE CURVE TO THE RIGHT, ALONG THE THENCE ALONG THE ARC OF THE CURVE TO THE RIGHT, ALONG THE

CENTRAL ANGLE OF 02 DEGREES 67 MINUTES 28 SECONDS AND A RADIUS OF 12322.24 FEET.
THENCE SOUTH 10 DEGREES 09 MINUTES 08 SECONDS WEST, SOUTHERLY CURVE TO THE POINT OF BEGINNING, 114.82 FEET.
TO BEG. OF ROAD, 114.82 FEET.
THENCE NORTH 90 DEGREES 07 MINUTES 26 SECONDS WEST, 306.94 FEET.
THENCE NORTH 00 DEGREES 02 MINUTES 54 SECONDS WEST, 157.00 FEET.
THENCE NORTH 80 DEGREES 02 MINUTES 26 SECONDS EAST, 132.21 FEET TO THE POINT OF BEGINNING, PROPERTY WHICH LIES NORTHEASTLY AND EASTERLY OF THE LAND DESCRIBED BELOW UNDER "LINE DESCRIPTION" AS SET FORTH IN RECORD NO. 96-222412, RECORDS OF CLATSOP COUNTY, OREGON.

ALL T V O T T E
THE APPROVAL WAS SUBJECT TO THE FOLLOWING CONDITIONS:

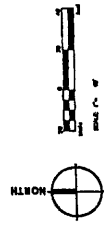
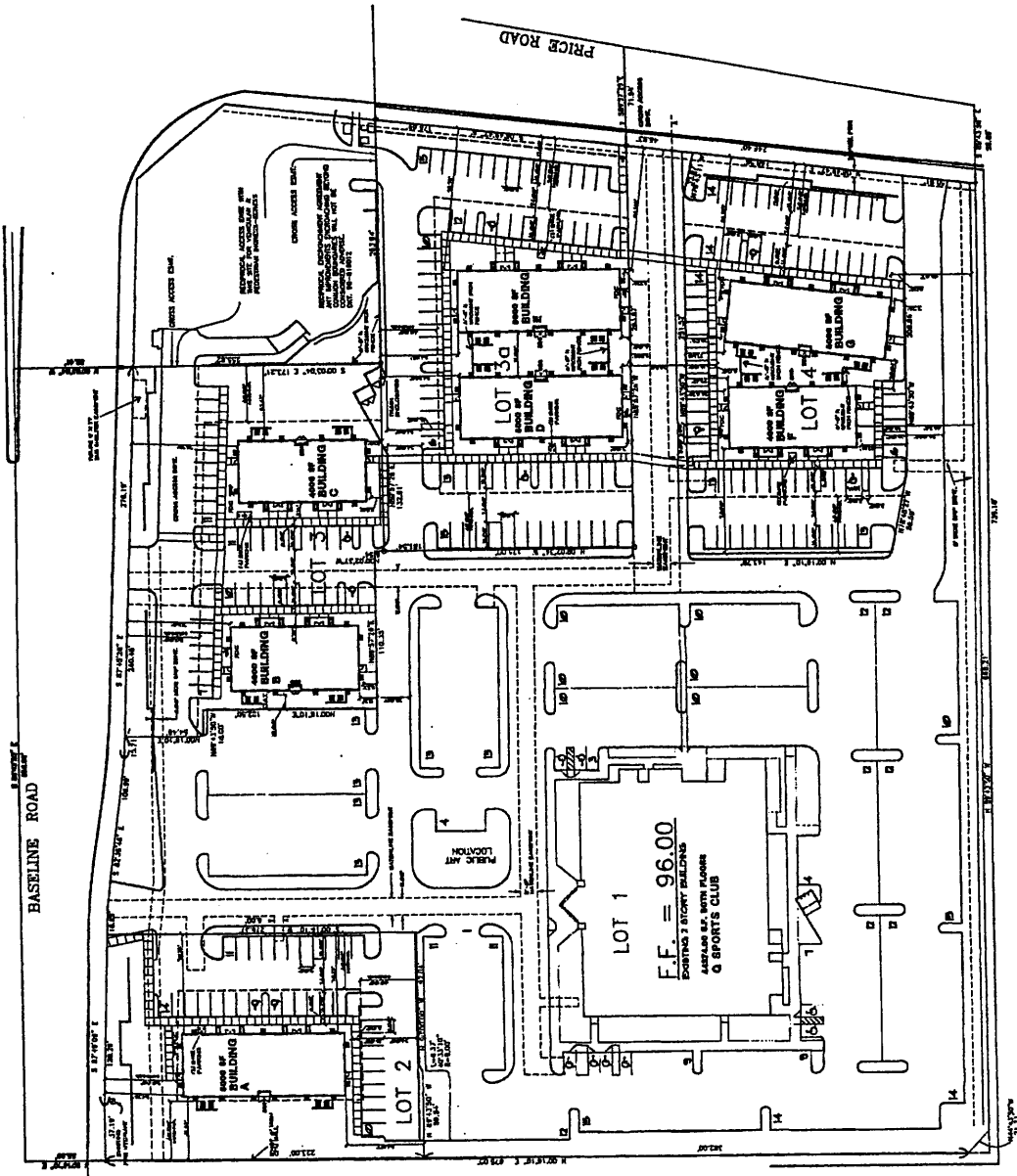
NOT REPLY

THE PROPERTY BOUNDARY SHOWN ON THIS MAP CORRECTLY REPRESENTS A SURVEY PERFORMED BY DAVID J. NYKORCHUK (PLS# 13016) DURING THE MONTH OF APRIL 2000. THAT THE PROPERTY BOUNDARY IS CORRECT AND ACCURATE, AND THAT ALL MONUMENTS SHOWN ACTUALLY EXIST AND THAT THEIR POSITIONS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED AND WAS APPROVED BY THE CITY OF TEMPE ON MAY 30, 2000.

UNITED STATES DEPARTMENT OF JUSTICE

2. REDUCE THE PROPERTY LINE (LOT 3) FROM 50 FEET TO 10 FEET.
3. REDUCE THE MIN REQUIRED SIDE YARD BUILDING SETBACK, ALONG THE SOUTH PROPERTY LINE (LOT 3) FROM 40 FEET TO 8 FEET.
4. REDUCE THE MIN REQUIRED SIDE YARD BUILDING SETBACK, ALONG THE SOUTH PROPERTY LINE (LOT 4) FROM 40 FEET TO 24 FEET.
5. REDUCE THE MIN REQUIRED SIDE YARD BUILDING SETBACK, ALONG THE NORTH PROPERTY LINE (LOT 4) FROM 40 FEET TO 24 FEET.
6. REDUCE THE MIN REQUIRED SIDE YARD BUILDING SETBACK, ALONG THE SOUTH PROPERTY LINE (LOT 4) FROM 40 FEET TO 7 FEET.

SUBMITTED BY:
 UTAZ DEVELOPMENT CORPORATION
 10000 W. 10TH AVE., SUITE 100
 DENVER, CO 80231
 CONTACT: J. STEVEN BICE
 303.755.1234
 PROJECT NAME:
 CHERRYWOOD PROFESSIONAL VILLAGE
 SITE ADDRESS:
 SEE PROJECT INFORMATION
 PROPOSED USE:
 B-1 OFFICE SPACE
 ZONING:
 B-1 OFFICE
 PREPARED: PCH
 PREPARED: PCH
 CONSTRUCTION TYPE:
 TYPE III, VULNERABLE
 FULL DETACHED
 BUILDING HEIGHT:
 ALL BUILDINGS
 1 STORY, 2-4



SGF-2003.34

3 OF 2

SGF-2003.34

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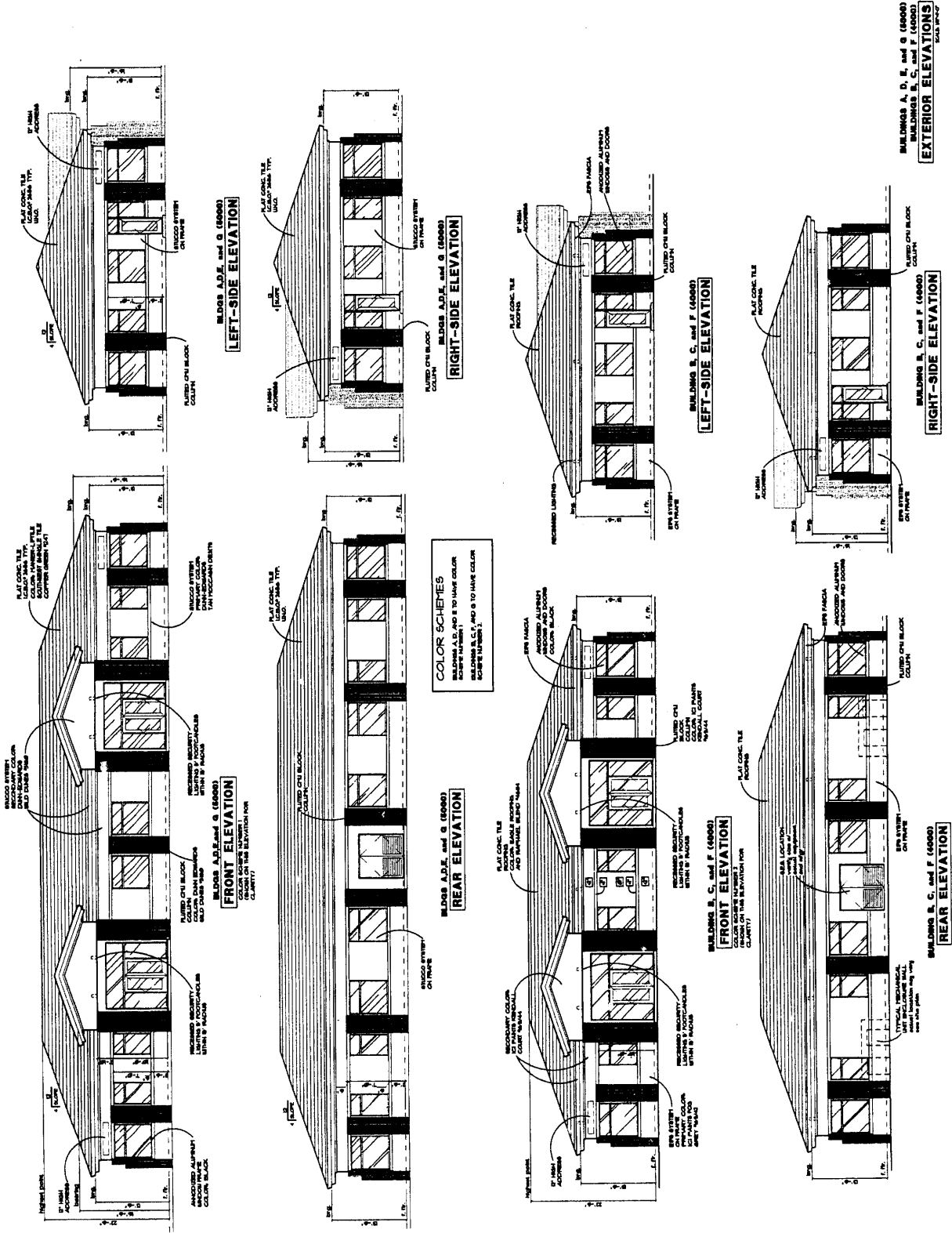
TEMPLE, ARIZONA
2002 North Central Avenue
Phoenix, AZ 85004 602-264-7500

architecture plus, ltd.
PRICE-BASELINE
CROSSROADS PLAZA

3 of 4

Drawn by: DCS
Checked: 09-05-05
Job No.:
Project:

3 of 4



Drawn by: DCS
Checked: 03-03-09
Job no: 03-03-09
Reviewed:

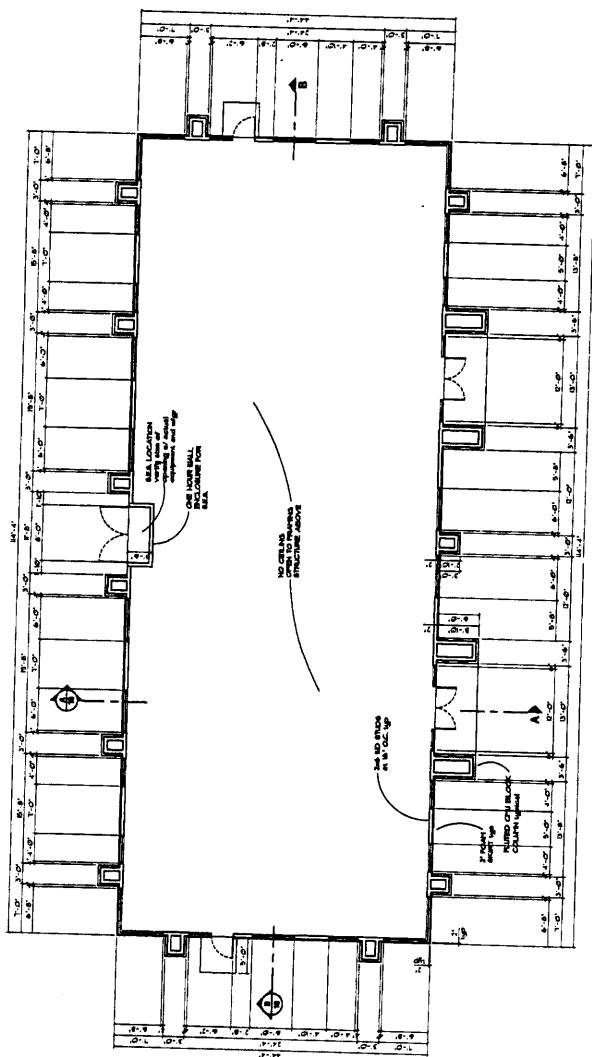
architecture plus, ltd.
3002 North Central Expressway
Phoenix, AZ 85020 602-264-7500

TEMP, ARIZONA

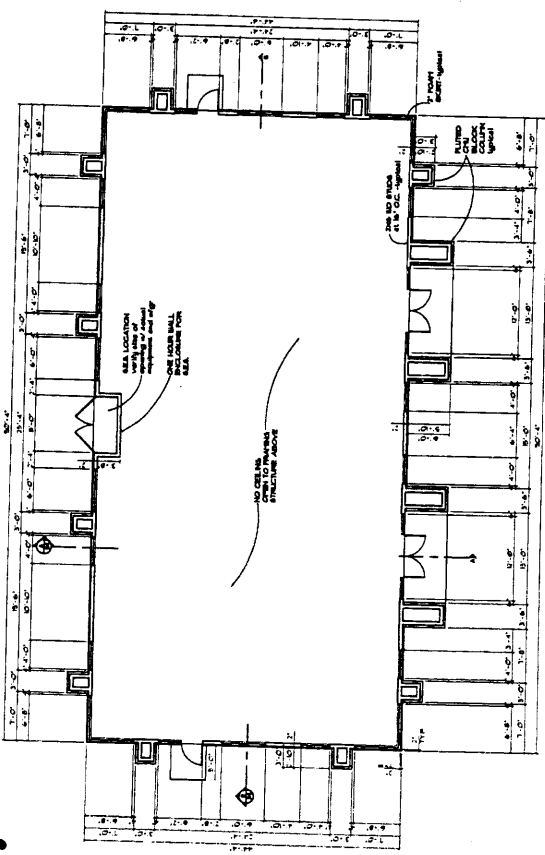
CROSSROADS PLAZA

PRICE-BASELINE

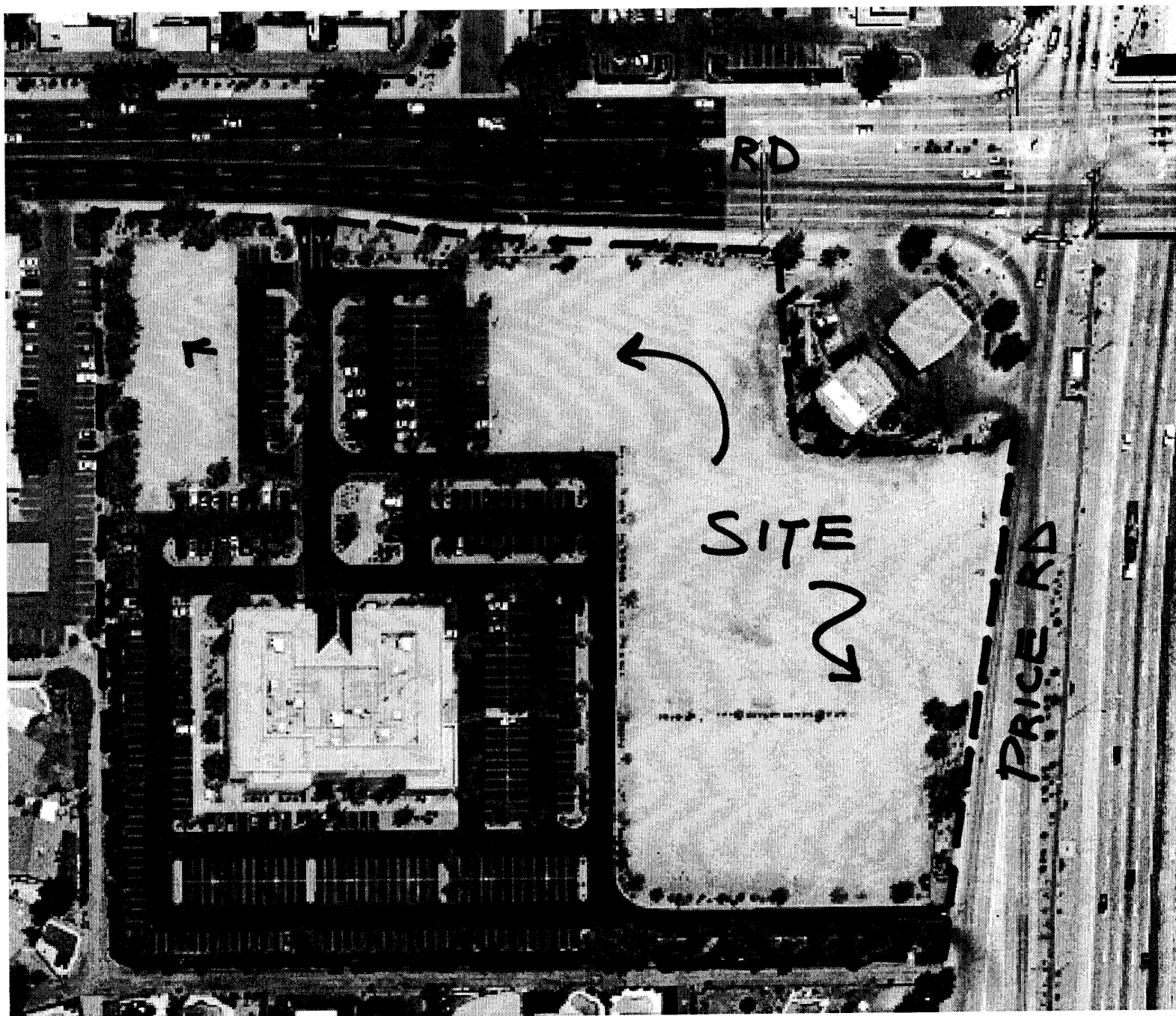
BUILDINGS A, D, E AND G
FLOOR PLAN



BUILDINGS B, C, AND F
FLOOR PLAN



F



I